

## ***Memorandum***

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** May 4, 2012  
**Re:** Staff Report for Claybrooke Crossing Section 5 Part 2 – Plat Approval

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**Item #1 – Claybrooke Crossing Section 5 Part 2 – Plat Approval**  
**(PID# 201204020017)**

**Application:** Plat Approval  
**Location:** North of Orders, West of Haughn  
**Applicant:** **Richard Henderson, Grand Communities Ltd**  
**Zoning:** R-1 (Single-Family Residential)  
**Use:** Single Family Residential

**Relevant Code Section(s):**

- 1101.07 Development Standards – Submission Procedures
- 1101.08 Development Standards – Plan Content

**Project Summary:**

The applicant is requesting approval of a plat for Claybrooke Crossing Section 5 Part 2. The proposed plat would create 23 new residential lots off extensions of Belgreen Drive and Shallowford Loop. The total area being platted is 8.525 acres, 1.65 acres of which would be in the form of right-of-way. The proposed plat is in accordance with the development plan approved by City Council with CR-78-02 and meets the requirements of the R-1 zoning district.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat with the following stipulation:

1. A drainage easement should be shown between lots 143 and 144 to allow flood routing in accordance with the approved construction drawings.